

Summary Sheet

Real Property Administration

Budget Development Worksheet Package

Complete this Form and Budget Development Worksheets as Required

Department:	Finance and Administration		
Project Name:	New State Office Building		
Project Location:	Knoxville, Tennessee	County:	Knox
Name:	Joe Planner		
Date:	July 31, 2008	Thursday	
Capital Outlay Project:			
	Total of Worksheets:	\$ 33,853,839	<i>current fiscal year</i>
	<i>Year Construction Bids:</i>	2012	
	<i>Inflation Increase</i>	10.00%	<i>rounded up</i>
	Total with Inflation	\$ 37,239,300	
	Confidence Factor:	86.9%	

Budget Development Worksheets attached:

- Capital Outlay Project Worksheet
- Site Details Worksheet
- Movable Equipment Worksheet
- Furniture Worksheet
- Telecom Worksheet

Note:

Higher site development costs may result due to the following:

Additional Earthwork and Infrastructure Needs, Site Environmental Issues, and Demolition Issues.

(Please refer to the Site Details worksheet)

Summary of Budget Development Worksheets			Costs plus 10% Inflation
<i>Capital Outlay Project:</i>		Construction Costs:	
Building Construction	\$ 24,747,250		\$ 27,221,975
Site and Utilities	\$ 2,599,543		\$ 2,859,498
Built-In Equipment	\$ 742,418		\$ 816,659
Bid Target	\$ 28,089,211		\$ 30,898,132
Contingency	5%		5%
MACC:	\$ 29,493,671		\$ 32,443,039
		Movable Equipment Costs	
Movable Equipment Subtotal	\$ 2,474,725		\$ 2,722,198
Furniture Subtotal	\$ 1,860,442		\$ 2,046,487
Movable Equipment Total:	\$ 4,335,167		\$ 4,768,684
Special Consultant Fees		\$ 25,000	
Land Acquisition		\$ 1,070,000	
Operational Budget Costs			
<i>(Additional departmental costs not included within the project.)</i>			
OIR Telecom Costs for Infrastructure	\$ 321,500		\$ 353,650
OIR Telecom Costs for User Equipment	\$ 372,850		\$ 410,135
Total Telecom for Operational Budget	\$ 694,350		\$ 763,785
Select anticipated fiscal year of project.	2010-2011		

Attach Budget Development Worksheets to each hard copy DB-70 Form submitted to F&A Budget.

Summary Sheet

Capital Outlay Project

Budget Development Worksheet

Complete this Form

Department: Finance and Administration
Project Name: New State Office Building
Project Location: Knoxville, Tennessee

County: Knox

CAPITAL OUTLAY PROJECTS FACILITY DEVELOPMENT COMPONENTS		NUMBER	CONSTR. TOTAL	ESTIMATED AMOUNT	ESTIMATE PROVIDER
FRF Facility		N	non-FRF building		Department Staff
OFFICE PERSONNEL BASIS FOR FACILITY		Net	Gross SqFt	\$ 700 / SqFt	
Number of Personnel					
TYPE OF USE BASIS FOR FACILITY					
Type of use		Technology			
Net Square Feet Needed		26,000	35,100	\$ 24,570,000	Architect / Engineer
OTHER BASIS FOR FACILITY					
Estimated Building Net Square Feet					
Restrict Number of Stories			5		RPA Staff
Tele-Communications Installations Needed		Y			
Telecom Building Infrastructure Construction			\$ 177,250	from telecom wksheet	
Construction Subtotal			\$ 24,747,250		
Built-in Equipment Need		Common	(customary to normal construction)		
Built-In Equipment Percentage		3.0%	\$ 742,418	Architect / Engineer	
Site and Utilities			\$ 2,587,043	from site wksheet	
Site Construction for Telecom			\$ 12,500	from telecom wksheet	
Site and Utilities Subtotal			\$ 2,599,543		
Subtotal			\$ 28,089,211		
Contingency Percentage		5.00%	\$ 1,404,461	Department Staff	
Worksheet Subtotal with Contingency			\$ 29,493,671		
Commissioning Services		Y	1.5%	\$ 442,405	Department Staff
Sustainability Design and LEED		Advanced Certification	8.5%	\$ 2,506,962	Department Staff
Moveable Equipment Cost			\$ 2,474,725	from mov equip wksheet	
Furniture Cost			\$ 1,860,442	from furniture wksheet	
Moveable Equipment Subtotal			\$ 4,335,167		
Special Consultant Required		Y	\$ 25,000	RPA Staff	
Type of Consultant Services		Architectural Programming			
Capital Outlay Worksheet Total			\$ 33,853,839		

Item	OTHER FACILITY TYPE Description	Unit Cost Basis	Unit Area Basis (Net)	Number Units	Required Net SqFt	Component Summary Cost	ESTIMATE PROVIDER
a	spaces	\$ 560	1,500	1	1,500	\$ 1,134,000	Architect / Engineer
b		\$ 150	2,500	1	2,500	\$ 506,250	Architect / Engineer
c		\$ 200	3,560	1	3,560	\$ 961,200	Architect / Engineer
d		\$ 185	4,242	1	4,242	\$ 1,059,440	Architect / Engineer
e							
f							
g							
Convert "Net" to "Gross" Area				Y	error	'Other Facility Type' not selected or used	
"Other Facility Type" Subtotals							

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**Capital Outlay
Project**

Budget Development Worksheet

Complete this Form

Department:	Finance and Administration		
Project Name:	New State Office Building		
Project Location:	Knoxville, Tennessee	County:	Knox

SITE DEVELOPMENT	COMPONENTS	NUMBER	CONSTR TOTAL	ESTIMATED COST	ESTIMATE PROVIDER
PAVEMENT and PARKING					
	Employee Parking	300	24,333	SqYds	Architect
	State Vehicles Parking	20	1,622	SqYds	Department Staff
	Reserved Client-Visitor Spaces	50	4,056	SqYds	Department Staff
	Service or Delivery Vehicle Spaces	2	167	SqYds	Department Staff
	Tractor Trailer, Bus or other Parking	1	83	SqYds	Department Staff
	Additional Paving and Access Drives		3,770	SqYds	
	Total Paved Area		34,031	SqYds	\$1,256,915
SITE DEVELOPMENT					
	Project Site identified	Y			Engineer
	Total Required Site acres		12.50	Acres	Engineer
	Utilities Services Required	Y		Utility Impact fees: \$ 5,000	Engineer
	Stormwater Detention facility	Approx pond size: 336' x 84' or 5.2% of site		\$ 50,336	
	Percent of impervious (paving & building)	63% of site.	MS4 operator required	\$ 12,584	
	General Site Clearing and Earthwork			\$ 125,000	
	Site Utilities and Infrastructure			\$ 56,250	
SITE FACTORS					
	Extend utilities to site	Y	250	LinFt	\$ 16,000 RPA Staff
	Extend road access to site			LinFt	
	Site lacks sufficient land for parking				
	Subsurface Rock impact on earthwork			moderate to high amount of subsurface rock	\$ 62,500 50% added
	General site terrain and slope conditions			Steep slopes	\$ 68,750 55% added
				site will require some retaining walls, also increased erosion control thru construction	
	Site Cut and Fill requires added earthwork	Y	11.5	Acres	\$ 445,280 Engineer
	Requires soils stabilization or structural fill			CuYds	
	Site lacks sufficient Contractor staging area				
	Requires roadway or intersection improvements	Y	900	SqYds	\$ 36,688 Engineer
LAND					
	Land acquisition required	Y	8.50	Acres	RPA Staff
	Land Cost per Acre	\$ 120,000			RPA Staff
	Land Purchase Price			\$ 1,020,000	Real Estate Staff
	Land Transaction Fees required	Y	\$ 50,000	rounded	Real Estate Staff
	Potential impact on adjacent properties				
LANDSCAPING					
	Topsoil requirement	Y	3.00	Acres	\$ 7,500 RPA Staff
	Site seeding	Y	5.00	Acres	\$ 11,550 RPA Staff
	Building landscaping / planting beds	Y	0.50	Acres	\$ 2,250 RPA Staff
	Shrubs & trees	Y	0.50	Acres	\$ 1,080 RPA Staff
	Irrigation system	Y	0.50	Acres	\$ 12,000 RPA Staff
	Site fencing			LinFt	
	Site signage	Y	10	Units	\$ 700 Architect
	Site lighting	Y	20	Units	\$ 8,000 Architect
	Parking Lot Illumination	Y	6	Units	\$ 6,000 Engineer
ENVIRONMENTAL					
	Site requires Phase 1 assessment	Y			\$ 7,000 RPA Staff
	Site requires remediation of hazardous materials	Y	2.125	Acres	\$ 212,500 RPA Staff
	Site contains structures requiring hazmat survey	Y	12,580	SqFt	\$ 25,160 RPA Staff
DEMOLITION					
	Square feet of existing structure	12,580	SqFt		\$ 151,000 Department Staff
	Existing paving area to be removed	500	SqYds		\$ 4,000 Department Staff
	Underground utilities to be removed	250	LinFt		\$ 3,000 Department Staff
Site and Utilities Worksheet Total					\$ 2,587,043

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Site Worksheet

Movable Equipment

Budget Development Worksheet

Complete this Form

Department:

Finance and Administration

Project Name:

New State Office Building

Project Location:

Knoxville, Tennessee

Project County:

Knox

Item	MOVABLE EQUIPMENT EQUIPMENT ITEM OR GROUP DESCRIPTION LIST	QUANT.	UNIT COST	Equip. Life (Years)		ESTIMATED AMOUNT	ESTIMATE PROVIDER	BK UP
a								
b								
c								
d								
e								
f								
g								
h								
i								
j								
k								
l								
m								
n	Attached List Total:							
Movable Equipment Subtotal								
Movable Equipment Need <input type="text" value="Intensive"/>						<i>(complex & equip dependant facility)</i>	<input type="text" value="RPA Staff"/>	
Movable Equipment Percentage <input type="text" value="10.0%"/>						\$ 2,474,725	<i>to Capital Outlay worksheet</i>	
Movable Equipment Worksheet Subtotal						\$ 2,474,725		

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**Movable
Equipment**

Furnishing Items**Budget Development Worksheet**

Complete this Form

Department:	Finance and Administration
Project Name:	New State Office Building
Project Location:	Knoxville, Tennessee
Project County:	Knox

Include Furniture If Applicable

OFFICE FURNITURE ITEMS	QUANT	Equip. Life (Years)	ESTIMATED AMOUNT	ESTIMATE PROVIDER
New Offices and Landscape Stations		20		
Additional Offices and Landscape Stations	305	20	\$ 915,000	Dept. Administration
Office Furniture Subtotal			\$ 915,000	

Item	ADDITIONAL FURNITURE ITEMS	Select or Enter	UNIT COST	QUANT	Equip. Life (Years)	ESTIMATED AMOUNT	ESTIMATE PROVIDER	BK UP
	Reception Area Groupings	Large	\$ 7,600	5	10	\$ 38,000	RPA Staff	
	Reception Area Groupings	Small	\$ 2,400	11	10	\$ 26,400	RPA Staff	
	Conference Rooms	30	\$ 8,190	5	10	\$ 40,950	Department Staff	
	Conference Rooms	8	\$ 1,960	5	10	\$ 9,800	RPA Staff	
	Conference Rooms							
	Staff Work / Meeting Area	4	\$ 980	8	10	\$ 7,840	RPA Staff	
	Work tables	2	\$ 520	8	10	\$ 4,160	RPA Staff	
	Training Chairs with Tables	30	\$ 7,280	1	10	\$ 7,280	RPA Staff	
	Break Rooms / Areas	16	\$ 2,760	1	10	\$ 2,760	RPA Staff	
	Customer Waiting Areas	40	\$ 8,010	1	10	\$ 8,010	RPA Staff	
	Lateral File Units		\$ 460	153	10	\$ 70,380		
a	table lamps		\$ 150	20	10	\$ 3,000	Department Staff	
b	bookshelves		\$ 380	32	10	\$ 12,160	Department Staff	
c	File Room Shelving system		\$ 3,500	1	15	\$ 3,500	Interior Design Staff	
d								
e								
f								
g								
h								
i								
j								
k	Attached List Total:		\$ 5,678		10	\$ 5,678	Department Staff	Y
Additional Furniture Subtotal						\$ 163,860		
Furniture Worksheet Subtotal						\$ 1,078,860		

Interior Design Services Fees

Programming Space Use	\$ 221,203	
Blocking / Stacking Planning	\$ 110,601	
Program Drawings	\$ 184,335	
Procurement Process	\$ 73,734	
Installation Drawings	\$ 73,734	
Move Coordination	\$ 73,734	
Interior Design Services Subtotal	\$ 737,342	
RPA Interiors Consulting Fee	\$ 44,241	RPA Interiors Coordination

Interior Design Services Total	\$ 781,582	
Furniture Worksheet Total	\$ 1,860,442	

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**Furniture
Worksheet**

Budget Development Worksheet

Complete this Form

		Department:		Finance and Administration			
		Project Name:		New State Office Building			
Telecom Staff Sign-off		Project Location:		Knoxville, Tennessee			
Date		Project County:		Knox			
Item	SITE CONSTRUCTION FOR TELECOMMUNICATIONS	QUANT	UNIT COST	Equip. Life (Years)		ESTIMATED AMOUNT	ESTIMATE PROVIDER
	Multiple Building Interconnect Required						
	Site Trenching and Conduit (LinFt)						
	Enter Trenching & Conduit (LinFt)	250	\$ 50	20		\$ 12,500	Engineer
	Tunneling / Saw Cutting (LinFt)						
a							
Site Construction for Telecom: Subtotal						\$ 12,500	<i>to Site & Utilities</i>
Site Telecom Cabling & Installation (LinFt)		250	\$ 70	20		\$ 17,500	
Site OIR Telecom Cost: Subtotal						\$ 17,500	<i>Telecom: to Oper Budget</i>
Item	BUILDING INFRASTRUCTURE FOR TELECOMMUNICATIONS	QUANT	UNIT COST	Equip. Life (Years)		ESTIMATED AMOUNT	ESTIMATE PROVIDER
	Number of Stories	5	<i>(Number of stories restricted)</i>				
	Telecom Closets	7	\$ 2,500	20		\$ 17,500	
	Infrastructure and Riser Conduit (LinFt)	150	\$ 45	20		\$ 6,750	
	Cabling Racks & Trayrun (LinFt)	1,700	\$ 90	20		\$ 153,000	
a							
Building Infrastructure Construction for Telecom: Subtotal						\$ 177,250	<i>to Building Constr.</i>
Rack Equip & Telecom Closet Installation		7	\$ 22,000	20		\$ 154,000	
Infrastructure Riser Cabling (LinFt)		150	\$ 150	20		\$ 22,500	
Infrastructure Cabling & Installation (LinFt)		1,700	\$ 75	20		\$ 127,500	
Building Infrastructure OIR Telecom Cost: Subtotal						\$ 304,000	<i>Telecom: to Oper Budget</i>
Item	PERSONNEL STATION AND SPECIAL EQUIPMENT	QUANT	UNIT COST	Equip. Life (Years)		ESTIMATED AMOUNT	ESTIMATE PROVIDER
	Number of Voice & Data stations						
	Enter number of Voice & Data stations	305	<i>(Number of Personnel)</i>				Department Staff
	Voice & Data dual-line cabling and drops	335	\$ 260	10		\$ 87,100	
	<i>Triple-line cabling and drops Required</i>		\$ 400	10			
	Additional voice & data locations		\$ 160	10			
	Voice handsets	335	\$ 450	10		\$ 150,750	
AV1	Enhanced AV Pkg	2	\$ 40,000	5		\$ 80,000	Department Staff
AV2	High End AV Pkg	1	\$ 55,000	5		\$ 55,000	Department Staff
AV3							
AV4							
a							
b							
Personnel & Special Telecom Equipment Subtotal						\$ 372,850	<i>Telecom: to Oper Budget</i>
OIR Telecom Equip & Install Total						\$ 694,350	<i>Total for Operation Budget</i>
Selected Audio Visual System Packages Enhanced AV Pkg : <i>Enhanced Ceiling Mount Projector, 6 x 8 electric drop screen</i> High End AV Pkg : <i>Multi-funct Ceiling Mount Projector, 10 x 10 electric drop screen</i>							